

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON APRIL 4, 2005  
(Approved May 2, 2005)

The Board of Supervisors held their regular monthly meeting on Monday, April 4, 2005. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, David K. Leinbach, Jay Doering and Timothy Roland. Also, in attendance were John A. Koury, Jr., Township Solicitor and Casey LaLonde, Township Manager and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:10 p.m. and the pledge was recited.

## 1. MINUTES

## Minutes of March 14, 2005

Mr. Doering moved to accept the minutes of the March 14, 2005 special meeting as presented. Mr. Roland seconded the motion. The motion carried unanimously.

## Minutes of March 21, 2005

Mr. Rinehart moved to accept the minutes of the March 21, 2005 workshop meeting as amended. Mr. Doering seconded the motion. Mr. Leinbach opposed. The motion carried with a 4-1 vote. Amendments being under subheading, Public Comments, in the second paragraph note the advertising will be as required by the MPC and the same reference is to appear under subheading, Notification of Development Ordinance, under subheading, Payment of Bills, the third paragraph detailing the discussion between Mr. Preston and Mr. Leinbach regarding the Gordon Walker bill is to be stricken and “A heated discussion ensued between Mr. Preston and Mr. Leinbach regarding the issues surrounding Mr. Walker’s payment” is to be added to the end of the second paragraph.

## 2. PUBLIC COMMENTS

Mr. Joe Zukoski of East Cedarville Road asked the status of the stormwater project. The Township Engineer noted a preliminary design is in progress.

Mr. and Mrs. John Sharp were present. Mrs. Sharp noted inconsistencies and discrepancies that have occurred during the subdivision process. The Board of Supervisors noted the Sharp Subdivision is a minor subdivision and should be treated as such. The Board of Supervisors requested the Township Engineer provide a status report of the project.

### 3. SUBDIVISION AND LAND DEVELOPMENTS

Project: Blossom Meadows II

Mr. Doering moved to approve Escrow Release No. 2 for Blossom Meadows II in the amount of \$150,974.95. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 3 for Blossom Meadows II. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Coventry Greene Applicant: Heritage Building Group

Mr. Leinbach moved to table Escrow Release No. 4 for Coventry Greene until the issues contained in the Township Engineer letter dated April 4, 2005 are resolved. Mr. Roland seconded the motion. The motion carried unanimously.

Project: Coventry Glen Applicant: Heritage Building Group

Mr. Leinbach moved to approve Escrow Release No. 1 for Coventry Glen in the amount of \$63,311.80. Mr. Doering seconded the motion. The motion carried unanimously.

Project: James DiGiuseppe Subdivision Applicant: James DiGiuseppe

Mr. Leinbach moved to grant preliminary plan approval for the James DiGiuseppe Subdivision in accordance with Resolution No. 2005-05. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Leinbach moved sign Component 1 of the Sewage Facilities Planning Module for the DiGiuseppe Subdivision. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Daylor Subdivision Applicant: Lane Daylor

Mr. Leinbach moved to grant final plan approval for the Daylor Subdivision in accordance with Resolution No. 2005-06. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Walley et al Tract Subdivision Applicant: Walley, Frederick, Rinehart

Mr. David Malman, counsel for the applicant, and Joseph Eppilitto of Ruggiero Development Corp were present. There was a brief discussion regarding the proposed road concerning the Walley Tract. The Board of Supervisors requested T-intersections to eliminate entry points. The Board of Supervisors wants to ensure the new road forms a cross-intersection with Ellis Woods Road and Schoolhouse Road.

The Board of Supervisors requested the applicant submit a written request regarding the 25-acre lot minimum requirement but it was noted the applicant was previously instructed to go to the Zoning Hearing Board. Mr. Leinbach moved to send information received from applicant to Mr. Robert Lentz for opinion. Mr. Doering seconded the motion. Mr. Rinehart abstained due to part-ownership of the referenced tract. The motion carried.

Project: Creekview Applicant: Heritage Building Group

Mr. David Brewer of T.H. Properties and Mr. Howard Brown and Mr. David Watt of Heritage Building Group were present. There was a discussion regarding the Creekview pump station change order.

Mr. Preston noted a meeting was held at 6:00 p.m. to discuss the pump station and the discussion was for information purposes only.

Mr. Leinbach asked why the price for the pump station upgrade has changed from \$25,000 to \$207,000. The Township Engineer noted the \$25,000 was for the concrete pit only. The Township Engineer noted the whole area was included in the upgrade plan.

Mr. Doering moved to appoint a representative from the Board of Supervisors to act as delegate for discussion surrounding the Creekview pump station upgrade. Mr. Roland seconded the motion. The motion carried unanimously.

A change order was presented for the upgrade to the Creekview pumping station. Mr. Doering moved to approve the concept of the change order. The Township Engineer is to work on the change order and provide such information to T.H. Properties and Heritage Building Group. T.H. Properties will be responsible for all costs, including additional \$5,000 for document processing and an escrow is to be posted for the full amount. Mr. Rinehart seconded the motion. The motion carried unanimously.

#### **4. OTHER BUSINESS**

#### **5. DISCUSSION ITEMS**

##### Fricks Locks Lease Agreement

Discussion of the Fricks Locks Lease Agreement was tabled to executive session.

##### Harley Road Drainage Pipe

It was noted that no action has been taken on the Harley Road drainage pipe issue and the Township Code Official is to perform a final inspection.

##### Bethel Church Road Stormwater Basin

There was a brief discussion regarding the Bethel Church Road stormwater basin issue. The Township Engineer letter dated March 21, 2005 regarding referenced issue is to be forwarded to Mr. Paul Martin, resident, along with a copy of the Township stormwater ordinance. It was noted that All County Partnership has to place screens on the pipes and verify the pipe sizes affecting the stormwater basin in question. The Board of Supervisors requested stormwater basin maintenance instructions be placed on the web and newsletters.

##### Sprint Spectrum, L.P.

There was a brief discussion regarding Sprint Spectrum, LP in accordance with Township Solicitor letter dated March 17, 2005. The Township Solicitor noted the next move is to be initiated by Sprint Spectrum.

##### PFM Invoice

Mr. Rinehart moved to pay Gordon Walker of PFM \$14,000 for services regarding the township \$1M loan. Mr. Doering seconded the motion. Mr. Roland and Mr. Leinbach opposed. The motion carried with a 3-2 vote.

#### Advisor Invoices

There was a brief discussion regarding Heritage Building Group's protest of advisor invoices. Mr. Howard Brown of Heritage Building Group stated that Heritage agreed to the pay the invoices in question but they would like further explanation of the charges. The Township Solicitor has responded to the invoice appeals in writing and it was requested those letters be released.

#### Oxychem

Mr. Doering noted the EPA should be communicating with the township regarding issues such as Oxychem. Mr. Leinbach moved to send the Mr. Roland's letter to Oxychem after identification of correct individuals the letter should go to including Occidental, Lower Pottsgrove, EPA and DEP. Mr. Doering seconded the motion. The motion carried unanimously.

### **6. PAYMENT OF BILLS**

Mr. Leinbach moved to approve payment of bills as presented. Mr. Preston seconded the motion. The motion carried unanimously.

### **7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

There was a discussion regarding the Riannon Walsh zoning hearing and it was decided a Board member would attend the hearing.

Mr. Preston asked the status of the Garramone property and the Township Manager noted the Code Official has been doing inspections. Mr. Preston requested quarterly status reports be submitted regarding this subject.

Mr. Preston noted an executive session would be held to discuss police negotiations.

Mr. Leinbach moved to authorize the Township Engineer to conduct further testing and identify the source of NPDES incompliance issues in the area of Linfield Road and New Schuylkill Road. Mr. Preston seconded the motion. The motion carried unanimously.

It was noted a meeting was scheduled for May 23, 2005 with North Coventry and the school district to discuss the Regional Comprehensive Plan.

The Township Secretary signed the checklist for the Barndt Subdivision sewage facilities planning module.

Mr. Leinbach moved to draw down \$200,000 on the \$1M loan. Mr. Doering seconded the motion. The motion carried unanimously.

**8. ADJOURNMENT**

The monthly meeting adjourned at 9:30 p.m. An executive session followed.

Respectfully submitted,

David K. Leinbach  
Township Secretary